

TRIPLE *S* PLANNING COMMISSION AGENDA

NOVEMBER 20, 2012
6:30 p.m.
Stratton Center
215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be a recommendation to the governing body. All other votes by the Commission result in final action.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the October 16, 2012 Regular Meeting..... **Tab 1**
- B. October 2012 Financial Statement **Tab 2**

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Simpsonville Outlets Mall – Z-387-12 – Buck Creek Road (a.k.a. KY 1848)
– A to X-1 **Tab 3**

B. ZONE CHANGES

- 1. **Simpsonville Outlets Mall – Z-387-12 – Buck Creek Road (a.k.a. KY 1848)** – A zone change request by Trio Realty, Company and Water Street Partners Development for property located on the east side of Buck Creek Road (a.k.a. KY 1848) between Veechdale-Clark Station Road (a.k.a. KY 1399) and Proctor Lane from Agricultural (A) to Limited Interchange (X-1) on 65.20 acres in the city limits of Simpsonville and place a PUD on the entire site..... **Tab 4**

C. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development – S-1361-12 – Simpsonville Outlets Mall – Buck Creek Road (a.k.a. KY 1848)** – A Preliminary Planned Unit Development request by Trio Realty, Company and Water Street Partners Development for property located on the east side of Buck Creek Road (a.k.a. KY 1848). The Preliminary Planned Unit Development Plan proposes three (3) lots (42.29 acres), nine (9) outlots (9.27 acres), one (1) future development lot (22.06 acres) and a total building area of 400,000 square feet distributed on the three (3) lots –

This PUD is required as part of the zone change process per Article XIV, Section 1490 of the Regulations – The proposed zoning is X-1 and IC..... **Tab 5**

III. NEW BUSINESS

A. ZONE CHANGES

1. **Betty C. Barnett – Z-388-12 – 204 Sunset Way** – A zone change request by Betty Barnett for property located at 204 Sunset Way from Neighborhood Business District (C-2) to Medium Density Residential (R-3) on 0.26 acres in unincorporated Shelby County **Tab 6**

B. PLANNED UNIT DEVELOPMENTS

1. **Amended Planned Unit Development – S-1363-12 – Dogwood Villa Patio Homes – Dogwood Villa Drive** – An amended planned unit development requested by Citizens Union Bank to reduce the number of dwellings from 34 condominium units to 20 fee-simple patio home lots. The application requests zero feet side yard attached units, 50 feet lot widths (31 feet for Lot 13), and minimum lot size of 5,000 square feet. The property is zoned R-4 **Tab 7**

C. BOND RELEASES

1. **Dogwood Trace, Phase V** – Partial Release – Amount of Release = \$8,023.50 **Tab 8**

IV. EXECUTIVE DIRECTOR’S REPORT

1. October 2012 Monthly Report..... **Tab 9**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be December 18, 2012 at 6:30 p.m.